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ANNUAL REPORT

JAN 11 1965

OF THE

BUILDING DEPARTMENT

YEAR ENDING DECEMBER 31, 1963.

BOSTON, May 1, 1964

HON. JOHN F. COLLINS,
Mayor of Boston.

SIR:

In accordance with the provisions of Section 115, Chapter 479, of the Acts of 1938, as amended, I submit herewith a brief report of the activities of the Building Department during the year 1963.

ROBERT E. YORK,
Building Commissioner.

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The Boston Building Code, Chapter 479 of the Acts of 1938, as amended, places upon the Building Department the duty of inspecting the erection, alteration, repair, moving, or demolition of all buildings or structures, except those specifically exempted by Section 107 of the code, and the issuance of permits therefor. The department also issues permits for and inspects the installation, repair, replacement, or extension of all utilities such as plumbing, gas fitting, electrical work, elevators, fire-extinguishing apparatus, engines, dynamos, generators, boilers, heaters, ovens, and other heat-producing apparatus governed by the code.

The department also administers the provisions of Chapter 488 of the Acts of 1924, the so-called "Zoning Law," as well as the provisions of Chapter 143 of the General Laws insofar as they are applicable to the City of Boston. The department inspects and certifies all places of assembly such as stores, restaurants, taverns, dance halls, and places of similar occupancy accommodating fifty or more persons.

Also placed in the department by ordinances of the City Council, but not under the control or supervision of the Building Commissioner except in the matter of communicating with the Mayor and submitting annual reports of their activities, are the Board of Appeal, the Board of Examiners, the Board of Zoning Adjustment, and the Zoning Commission. Chapter 616 of the Acts of 1955 established in the Building Department the Beacon Hill Architectural Commission, which Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the historic Beacon Hill district. Reports of these Boards are incorporated herein.

Chapter 737 of the Acts of 1960 established statewide regulations relative to gas fitting in buildings throughout the Commonwealth. These regulations superseded the Boston Gas Fitting Regulations on February 1, 1961.

Chapter 623 of the Acts of 1962 amended Section 121 of the building code by repealing or revoking all provisions of the code relative to the examination and licensing of journeymen and master gas fitters and placing

such powers and duties in a board established in the Massachusetts Department of Public Utilities by Chapter 737 of the Acts of 1960, effective October 3, 1962.

Chapter 168 of the Acts of 1962 transferred from the Building Department and placed in the Traffic Commission the licensing, supervision and control of all open-air parking spaces. This transfer became effective on July 1, 1962.

Under Chapter 143 of the General Laws, Section 71G, as amended by Chapter 616 of the Acts of 1963, effective November 5, 1963, the granting of licenses to operate elevators throughout the commonwealth was placed under the jurisdiction of the Massachusetts Department of Public Safety.

A summary of the activities of the Building Department for the past year is included herein.

CLASSIFICATION OF DEPARTMENT PERSONNEL
(As effective on December 31, 1963.)

Quota	Title	Grade	Compensation
1	Building Commissioner	—	\$916.67
1	Deputy Building Commissioner	R-18	173.00
1	Executive Secretary	32*	682.95
1	Administrative Assistant	R-15	152.00
1	Senior Legal Assistant	R-14	136.50
1	Legal Assistant	R-12	111.50
1	Head Clerk and Secretary	R-12	108.00
1	Building Plan Storage Attendant	16*	87.25
1	Principal Civil Engineer	R-17	706.88
2	Senior Civil Engineer	R-16	152.00
1	Supervisor, Construction and Safety Inspections	R-16	162.50
1	Supervisor of Electrical Inspections	R-16	162.50
1	Supervisor of Mechanical Inspections	R-16	162.50
1	Chief Gas Fitting and Sprinkler Inspector	R-15	131.00
1	Zoning Administrator	R-15	152.00
2	Chief Building Inspector	R-14	\$112.50-131.00
1	Chief Electrical Inspector	R-14	131.00
1	Chief Elevator Inspector	R-14	114.50
1	Chief Plumbing Inspector	R-14	141.50
2	Head Administrative Clerk	R-13	132.00
1	Chief Egress Inspector	R-12	131.00
1	Building Construction and Repair Inspector	R-12	104.00
1	Building Plan Examiner	R-12	114.50
1	Head Cashier (Building Department)	R-12	115.50
4	Head Clerk	R-11	109.00-114.50
2	Senior Egress Inspector	R-11	109.00-111.50
1	Supervisor of Street Numbering	R-11	114.50
19	Building Inspector	R-10	81.50-109.00
7	Elevator Inspector	R-10	81.50-98.00
7	Gas Fitting Inspector	R-10	81.50-104.00

7	Plumbing Inspector	R-10	\$81.50-\$104.00
3	Exterior Electrical Inspector . .	R-10	81.50-109.00
19	Interior Electrical Inspector . .	R-10	81.50-109.00
1	Senior Cashier	R-10	103.50
3	Sprinkler Inspector	R-10	81.50-103.50
1	Egress Inspector	R-9	98.00
6	Zoning-Egress Inspector	R-9	81.50-100.00
1	Principal Clerk-Typist	8*	74.00
1	Senior Clerk-Stenographer . . .	R-6	81.50
1	Senior Clerk	R-5	64.00
12	Senior Clerk-Typist	R-6	64.00-77.50
1	Clerk	R-2	70.50

The following is a statement showing by number, purpose and estimated cost, the erection of new buildings and the alterations, repairs, additions, etc., of existing buildings for which applications were filed with the Boston Building Department during the

Year Ending December 31, 1963

PURPOSE	NEW BUILDINGS		ALTERATIONS		TOTAL	
	Number	Cost	Number	Cost	Number	Cost
Amusement, recreation, theatres, halls, movies.....	10	\$2,574,700	30	\$343,500	49	\$2,918,200
Churches, chapels, synagogues.....	1	28,000	36	220,400	46	254,400
Dwellings, one-family.....	358	3,348,000	1,257	937,400	1,615	4,285,400
Dwellings, two-family.....	133	1,772,400	1,068	906,800	1,201	4,679,200
Dwelling, three-family.....	31	847,500	1,205	911,600	1,236	1,759,100
Dwelling with st'ves.....	148	31,277,700	482	256,400	268	256,400
Dwelling, multifamily.....	—	—	72	1,038,800	630	32,316,500
Multi-family with st'ves.....	2	2,515,000	38	293,100	72	296,100
Educational buildings, schools, colleges, academies, etc.....	27	1,377,300	113	2,172,800	40	4,687,800
Garage and repair sh'ps.....	3	7,012,400	56	221,800	140	1,603,100
Hotel and club buildings.....	3	1,435,000	70	573,200	59	7,590,600
Institutional buildings, hospitals, clinics, asylums.....	12	12,270,300	189	5,302,700	73	6,894,200
Lodgings, d'rnit'ries, homes, convents, etc.....	—	—	9	933,500	201	13,205,700
Lodgings with st'ves.....	6	386,900	129	3,200	9	5,200
Manufacturing buildings, bakeries, laundries, workshops, etc.....	25	1,360,100	737	2,968,000	135	3,354,900
Mercantile buildings, stores, salesrooms and service stations, etc.....	28	55,174,100	381	2,034,800	762	3,304,900
Office and bank buildings.....	4	21,974,000	31	4,831,300	409	60,065,400
Public buildings.....	2	20,600	1	1,428,000	35	23,062,000
Stables, kennels, etc.....	1	295,800	136	200	3	28,800
Storage buildings.....	18	1,386,700	19	362,200	155	658,000
Miscellaneous.....	834	\$145,116,500	6,335	41,200	37	1,427,900
Total.....				\$25,949,300	7,175	\$171,005,800

On January 1, 1963, there were (estimated) in the City of Boston:

Brick and other fire-resistive buildings	45,678	
Buildings erected 1963	233	
	<u> </u>	45,911
*Buildings razed		957
Total brick and fire-resistive buildings on January 1, 1964		44,954
Wood buildings	96,771	
Buildings erected	601	
	<u> </u>	97,372
Buildings razed		448
Total wood buildings (estimated) on January 1, 1964		96,924
Total of all buildings (estimated) on January 1, 1964		141,878

*NOTE. 440 buildings razed in connection with Massachusetts Turnpike Authority extension.

The following is a statement showing by materials, the number and estimated cost of erection and the alterations of buildings or structures for which applications were filed with the Building Department of the City of Boston for the year 1963.

MATERIALS	NEW BUILDINGS		ALTERATIONS	
	No.	Cost	No.	Cost
Brick	129	\$13,375,400	1,955	\$13,839,400
Stone	—	—	37	170,200
Concrete and reinforced concrete	81	121,279,900	435	7,983,600
Steel Frame	23	206,200	35	147,700
Concrete Block, Hollow Tile and Terra Cotta	—	—	32	262,600
Other Fire-Resistive Buildings	—	—	—	—
Total Fire-Resistive Buildings	233	\$134,861,500	2,494	\$22,403,600
Wood Frame Buildings	601	\$10,255,000	3,541	\$3,545,700
Total All Construction	834	\$145,116,500	6,035	\$25,949,300

Projects Costing \$100,000 or More Year Ending December 31, 1963

Description	Address	Owner	Est. Cost
New-Apartments	4965 Washington st., West Roxbury	Eastland Realty Co.	\$116,300
Alt.-Office	1284 Soldiers Field rd., Brighton	Alconquin Gas Co.	450,000
New-Bank	780 Gallivan Blvd., Dorchester	New England Merchants Bank	150,000
New-Dormitory	275 Babcock st., Boston	Poston University	2,265,000
Alt.-Hospital	13-25 Harvard st., Boston	New England Center Hospital	300,000
Add-Hospital	330 Brookline ave., Boston	Beth Israel Hospital	1,000,000
New-Office	25 Shattuck st., Boston	Harvard University	4,000,000
New-Store	1260-1274 Commonwealth ave., Boston	First National Store	200,000
New-Library	25 Parmenter s., Boston	City of Boston	174,000
Add-Manufacturing	22-30 Damon st., Boston	Westinghouse Corp.	155,000
Add-Manufacturing	768-834 Summer st., Boston	Boston Edison	1,500,000
New-Warehouse	20 Farragut rd., South Boston	Wiggins Terminal	255,000
New-Store	1500 Dorchester ave., Dorchester	John Robinson	100,000
Add-Office	125 High st., Boston	Traveler's, Inc.	1,750,000
New-Apartments	132-140 Bowdoin st., Boston	Church of New Jerusalem	2,599,000
Add-Recreation	776 Washington st., Dorchester	Poston YMCA	139,000
New-Store-Office	75 Blossom st., Boston	Charles River Park, Inc.	302,000
New-Cabana	365 Charles st., Boston	Charles River Park, Inc.	124,000
New-School	5127 Washington st., West Roxbury	City of Boston	300,000
New-Recreation	5129 Washington st., West Roxbury	City of Boston	170,000
Add-Laboratory	555 Huntington ave., Boston	W. Collins	170,000
New-Office	221 Franklin st., Boston	Poston British Properties	20,000,000
New-Movie	841 Boylston st., Boston	James Vlamos*	100,000
Add-Manufacturing	854-912 River st., Hyde Park	Tleeston-Hollingsworth	375,000
Alt.-Office	55 Franklin st., Boston	R. C. A., Boston	20,000
New-Hotel	180-212 Boylston st., Boston	John Druker & Son	6,504,000
New-Dormitory	275 Babcock st., Allston	Poston University	2,987,000
New-Office*	15 Gillette pk., South Boston	Gillette Safety	100,000
Add-Office	401 D st., South Boston	Stop & Shop, Inc.	105,000
Add-Store	725 Morrissey Blvd.	Morrissey Realty	125,000
New-Nursing Home	1190 Veterans of Foreign Wars Parkway, West Roxbury	Dr. I. Mankin	250,000
New-Dormitory	40 Pilgrim rd., Boston	Simmons College	400,000
Add-Powling	1836 Centre st., West Roxbury	S & K Realty	1,050,000
New-Garage	Rear 319 Longwood ave., Boston	Chilrens Hospital	120,000
New-Apartments	5050 Washington st., West Roxbury	Sevaul, Inc.	60,000
New-Apartments	525 Talbot ave., Dorchester	Ashmont Arms	136,000
New-Hospital	55 Fruit s., Boston	Massachusetts General Hospital	350,000
New-Hospital	818 Harrison ave., Boston	City of Boston	100,000
New-Apartments	111 Tremont st., Brighton	G. E. Holbrook	1,300,000

Add-Office.....	800 Boylston st., Boston.....	Prudential Insurance.....	106,000
New-Laboratory.....	775 Commonwealth ave., Boston.....	Boston University.....	4,800,000
Alt.-Office.....	818 Harrison ave., Boston.....	City of Boston.....	280,000
Alt.-Office.....	13-25 Harvard st., Boston.....	New England Center Hospital.....	100,000
Alt.-Clinic.....	170 Pilgrim rd., Boston.....	Diabetes Foundation, Inc.....	500,000
New-Apartment House (31).....	39 Englewood ave., Brighton.....	Karr's Realty.....	185,000
New-Nursing Home.....	1501 Commonwealth ave., Brighton.....	South Management.....	175,000
Alt.-Court House.....	55 Pemberton st., Boston.....	City of Boston.....	845,000
Add-Hospital.....	330 Brookline ave., Boston.....	Peth Israel Hospital.....	180,000
Add-Manufacturing.....	165 Chestnut Hill ave., Brighton.....	E. Harvey Associates.....	200,000
New-Nursing Home.....	1380 Columbia rd., South Boston.....	W. O'Brien.....	200,000
New-Nursing Home.....	533 Cambridge st., Brighton.....	South Management.....	175,000
New-Dormitory.....	140 St. Stephen st., Boston.....	Northeastern University.....	2,317,005
Alt.-Hotel.....	40 Trinity pl., Boston.....	University Club.....	100,000
New-Apartment House (72).....	121 Tremont st., Brighton.....	121 Tremont Street, Inc.....	450,000
New-Hospital.....	50 Binney st., Boston.....	New England Deaconess Hospital.....	1,000,000
New-Apartment House (34).....	804 Centre st., Jamaica Plain.....	804 Centre Street Realty.....	228,000
New-Radio and TV Station.....	125 Western ave., Brighton.....	Harvard University.....	829,000
Add-School.....	130 Leander's Lane, Jamaica Plain.....	City of Boston.....	250,000
Alt.-School.....	40 Gordon ave., Hyde Park.....	City of Boston.....	125,000
New-Apartment.....	185 Grove st., West Roxbury.....	Saigh & Conlin.....	115,000
New-Apartment.....	21-25 Chertton rd., West Roxbury.....	Saigh & Conlin.....	115,000
Alt.-Bank.....	415 Water st., Dorchester.....	National Shawmut Bank.....	100,000
New-Nursing Home.....	265 Columbia rd., Dorchester.....	Payson-Rogers.....	150,000
New-Apartment.....	96 Vawter st., Brighton.....	A. Schofield.....	225,000
New-Recreation.....	780 Soldiers Field rd., Brighton.....	Harvard University.....	200,000
New-Library.....	580 The Fenway, Boston.....	Emmanuel College.....	1,000,000
New-Office.....	123 Norton st., Dorchester.....	Deane Monument Co.....	150,000
Alt.-Dormitory.....	316 Huntington ave., Boston.....	Boston YMCA.....	150,000
Alt.-Office.....	426 Boylston st., Boston.....	Boston Five Cents Savings Bank.....	120,000
New-Apartment.....	56-58 Bowdoin st., Dorchester.....	B and M Properties.....	248,000
New-Office.....	2 Charlesgate West, Boston.....	Charlesgate West Association.....	500,000
New-Apartment.....	11 Embassy rd., Brighton.....	M. Greenspan.....	150,000
Alt.-Home.....	45 Centre st., Roxbury.....	Anthony Principi.....	110,000
New-Nursing Home.....	405 River st., Dorchester.....	Anthony Principi.....	206,000
New-Office.....	2 Wm. Morrissey Boulevard, South Boston.....	First National Bank of Boston.....	2,035,200
New-Office.....	699 Veterans of Foreign Wars Parkway, West Roxbury.....	U. & S. Development Corp.....	299,600
Add-Store.....	276-280 Boylston st., Boston.....	U. & S. Development Corp.....	105,000
Alt.-Hospital.....	818 Harrison ave., Boston.....	U. & S. Development Corp.....	115,000
Alt.-Store.....	845 Boylston st., Boston.....	City of Boston.....	125,000
Alt.-School.....	665 Huntington ave., Boston.....	Weatherfield Corp.....	1,250,000
New-Dormitory.....	420 Fenway, Boston.....	Harvard University.....	820,000
Alt.-Medical Research.....	25 Shattuck st., Boston.....	Emmanuel College.....	300,000
Alt.-Clinic.....	818 Harrison ave., Boston.....	Harvard University.....	291,300
New-Apartment.....	91-95 Washington st., Brighton.....	City of Boston.....	592,300
New-Store.....	90 River st., Dorchester.....	Boston Housing Authority.....	250,000
New-Apartment.....	15 Samsom st., West Roxbury.....	Star Market, Inc.....	207,600
New-Nursing Home.....	214 Harvard st., Dorchester.....	G & H Corp.....	207,600
		Van Dyke Mortgage.....	

Projects Costing \$100,000 or More (Concluded)

New-Apartment.	480 Norfolk st., Dorchester.	G & M Real Estate.	\$115,000
New-City Hall.	1 Cornhill st., Boston.	City of Boston.	16,000,000
Add-Bank.	99-101 Newbury st., Boston.	New England Historical Society.	300,000
Alt.-Hospital.	330 Brookline ave., Boston.	Beth Israel Hospital.	219,000
New-Manufactory.	748 Cambridge st., Boston.	St. Elizabeth's Hospital.	300,000
New-Dormitory.	968 Massachusetts ave., Roxbury.	960 Realty, Inc.	280,000
New-Store.	400 Western ave., Brighton.	Western Avenue Properties.	175,000
New-School.	866 East Broadway, South Boston.	Roman Catholic Archbishop.	555,000
New-Hall.	180 Riverway, Boston.	Whealock College.	1,660,000
New-Office, Store.	2 Cambridge st., Boston.	Centre Plaza Association.	12,000,000
New-School.	612 Metropolitan ave., Roslindale.	City of Boston.	215,000
New-Tunnel.	800 Boylston st., Boston.	Prudential Insurance Co.	1,100,000
New-Apartment.	731 River st., Hyde Park.	Fatoni Corp.	100,000
New-Library.	230 Dartmouth st., Boston.	City of Boston.	142,400
New-Apartment.	72-79-79A Melville ave., Dorchester.	Boston Housing Authority.	138,400
New-Apartment.	11A-12A Melville ave., Dorchester.	Boston Housing Authority.	177,200
New-Apartment.	13-15A Melville ave., Dorchester.	Boston Housing Authority.	153,900
Alt.-Library.	230 Dartmouth st., Boston.	City of Boston.	177,400
Amor-Bank.	40 Water st., Boston.	National Shawmut Bank.	100,000
New-Apartment.	21-31 Rockvale ave., Boston.	Forest Hills Apartment.	165,400
New-Hospital.	418 Washington st., Brighton.	Brighton-Niel Realty.	145,000
New-Apartment.	77 Coving st., West Roxbury.	J and M Corp.	189,000
New-Apartment.	99 Coving st., West Roxbury.	J and M Corp.	180,000
New-Apartment.	111 Coving st., West Roxbury.	J and M Corp.	180,000
New-Apartment.	1601 River st., Hyde Park.	Peteram Realty.	206,000
New-Apartment.	1603 River st., Hyde Park.	Peteram Realty.	206,000
New-Apartment.	1605 River st., Hyde Park.	Peteram Realty.	206,000
New-Apartment.	660-672 East Fourth st., South Boston.	Boston Housing Authority.	147,500
New-Home for Elderly.	5140 Washington st., West Roxbury.	5140 Washington Corp.	150,000
New-Apartment.	150 Byron st., East Boston.	Salesian Society.	600,000
New-Gymnasium.	490-504 Boylston st., Boston.	Elstel Trust.	1,670,000
Add-Hospital.	300 Cambridge ave., Boston.	Children's Hospital.	1,500,000
Alt.-Church.	181 Cambridge st., Boston.	First Methodist Religious Society.	100,000
New-Apartment.	790 Hyde Park ave., Hyde Park.	Zoppo Merigan Realty.	105,000
New-Apartment.	800 Hyde Park ave., Hyde Park.	Zoppo Merigan Realty.	105,000
New-Office.	100 South Huntington ave., Jamaica Plain.	Lahey Clinic.	13,670,500
New-Office.	500 Neponset ave., Dorchester.	Metropolitan Coal and Oil Co.	542,000
New-Nursing Home.	637 Washington st., Dorchester.	Anthony Principi.	182,800
New-Hotel.	332 Jamaicaaway, Jamaica Plain.	Salvation Army.	450,000
New-Nursing Home.	90 Gardner st., Brighton.	Hamilton Realty.	260,000
New-Apartments.	750 Boylston st., Boston.	Prudential Insurance Co.	7,179,000
New-Apartments.	770 Boylston st., Boston.	Prudential Insurance Co.	7,179,000

BUILDING OPERATIONS IN THE CITY OF BOSTON FOR YEAR ENDING DECEMBER 31, 1963.

	1963		1962	
	Number	Cost	Number	Cost
Type I. Fireproof.....	54	\$119,390,800	35	\$45,453,200
Type II. Semifireproof.....	27	1,889,100	7	3,064,000
Type IV. Brick and Wood.....	129	13,375,400	114	9,255,400
Type V. Metal Frame.....	23	206,200	36	540,300
Type VI. Wood Frame.....	601	10,255,000	464	5,245,000
Total new construction.....	834	\$145,116,500	656	\$63,557,900
Alterations, additions, etc.....	6,355	25,949,300	6,145	19,472,900
Total construction.....	7,169	\$171,065,800	6,801	\$83,030,800
Increase or decrease.....	*268 *5%	88,035,000 *106%		
Installations, etc.....	12,835	14,678,600	13,031	17,182,809
Total all work.....	20,004	185,744,400	19,832	\$100,213,600
Increase or decrease.....	*172 *8%	85,530,800 85%		

*Denotes increase

Statement of Building Operations for the City of Boston for the Five Years Ending December, 1963

	1963		1962		1961		1960		1959	
	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost	Num- ber	Cost
Type I, Fireproof.....	54	\$119,390,800	35	\$45,453,200	33	\$33,022,800	42	\$21,051,300	31	\$70,690,600
Type II, Semifireproof.....	27	1,890,100	11	3,064,000	11	4,474,000	24	3,906,700	7	646,000
Type IV, Brick and wood.....	129	13,375,100	114	9,235,400	107	6,719,200	77	4,599,100	53	1,998,300
Type V, Metal frame.....	23	206,200	56	540,500	25	485,200	22	572,900	44	1,611,700
Type VI, Wood frame.....	601	10,235,000	464	5,245,000	398	4,038,400	448	6,245,500	440	4,378,200
Total new construction.....	834	\$145,116,500	656	\$63,537,900	574	\$48,759,600	613	\$36,273,500	575	\$79,324,800
Alterations, additions, etc.....	6,235	25,949,300	6,145	19,472,900	5,550	15,853,700	5,198	23,724,800	5,420	12,552,200
Total construction.....	7,169	\$171,065,800	6,801	\$83,030,800	6,104	\$64,613,300	5,811	\$59,998,300	5,995	\$91,877,000
Plumbing.....	3,235	\$5,137,700	2,800	\$5,886,800	2,294	\$4,336,300	1,903	\$2,829,400	1,907	\$2,765,500
Gasfitting.....	6,108	1,014,900	7,060	1,765,700	6,769	1,090,700	5,556	816,100	5,477	924,600
Heaters and boilers.....	1,375	714,200	1,458	724,700	1,133	525,900	1,003	451,000	1,162	1,078,200
Elevators, new, freight.....	25	513,900	33	234,500	26	246,500	28	240,000	19	146,400
Elevators, new, passenger.....	89	3,035,600	110	5,447,100	77	2,390,200	74	1,448,700	52	1,511,300
Elevator, alterations, freight.....	83	296,200	105	1,607,000	105	1,434,600	89	143,200	127	229,400
Elevator, alterations, passenger.....	214	1,977,000	219	1,254,700	233	1,684,400	180	421,100	219	730,500
Signs and projections.....	401	155,300	337	218,000	416	197,500	470	235,000	462	207,800
Fire escapes.....	20	8,900	13	12,300	7	1,800	18	15,100	55	22,000
Take-down, wood.....	448	308,900	220	204,700	314	217,900	321	256,300	309	248,800
Take-down, brick.....	517	751,400	239	408,100	146	118,700	298	317,500	308	313,300
Sprinkler.....	163	801,500	169	842,400	183	600,300	140	455,900	168	577,000
Excavations.....	112	153,100	106	43,100	121	80,500	93	27,500	73	60,300
Use of premises.....	46	—	52	—	43	—	51	—	52	—
Total.....	12,835	\$14,678,600	13,031	\$17,182,800	11,858	\$12,047,000	10,224	\$7,655,500	10,428	\$8,815,100
Total all work.....	20,004	\$185,744,400	19,832	\$100,213,600	17,962	\$76,660,300	16,035	\$67,353,800	16,423	\$100,692,100

The following is a statement showing the number of new buildings for purposes of habitation together with the number of family accommodations provided thereby for the erection of which applications were filed with the Building Department of the City of Boston during the

Twelve-Month Period

NUMBER OF FAMILY UNITS IN EACH BUILDING	1963		1962	
	Buildings	Families	Buildings	Families
1.....	358	358	383	383
2.....	133	266	33	66
3.....	31	93	7	21
4.....	17	68	1	4
Multi.....	131	3,247	67	1,899
Total.....	670	4,032	491	2,373

SUMMARY OF HOUSING CONSTRUCTION DECEMBER 31, 1963	Twelve Months
New habitations erected.....	670
Accommodations provided by new construction.....	4,032
Accommodations provided by alterations.....	527
Habitations razed.....	649
Accommodations eliminated by razing.....	1,924
Accommodations eliminated by alterations.....	95
Net change in number of habitations.....	21*
Net change in number of accommodations.....	2,540*

*Denotes increase

HABITATIONS RAZED AND ACCOMMODATIONS ELIMINATED	1963	
	Buildings	Families
One-family.....	8	8
Two-family.....	175	350
Three-family.....	322	966
Four-family.....	110 34	440 170
Total.....	649	1,924

The following is a statement showing the number of new buildings erected for purposes of habitation together with the number of accommodations provided thereby, for which applications were filed with the Building Department of the City of Boston during —

Five Calendar Years Ending December 31, 1963

NUMBER OF FAMILY UNITS IN EACH BUILDING	1963		1962		1961		1960		1959	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	358	358	383	383	339	339	383	383	412	412
2.....	133	266	33	66	36	72	19	38	9	18
3.....	31	93	7	21	—	—	—	—	—	—
4.....	17	68	—	—	4	16	—	—	1	4
5 or more.....	131	3,247	67	1,899	38	1,317	34	1,108	4	172
Total.....	670	4,032	490	2,379	417	1,744	436	1,529	426	606
Estimated cost of housing construction	\$24,441,700		\$15,753,400		\$16,243,700		\$5,944,000		\$6,391,500	

Statement showing the number of habitations razed,
together with the number of family accommodations
eliminated by razing during the

Five Calendar Years Ending December 31, 1963

NUMBER OF FAMILY UNITS IN EACH BUILDING	1963		1962		1961		1960		1959	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
1.....	8	8	23	23	46	46	63	63	83	83
2.....	175	350	79	158	101	202	111	222	129	258
3.....	322	966	156	468	262	786	317	951	330	990
4.....	110	440	11	44	48	192	103	412	67	268
5.....	34	170	8	40	—	—	24	120	14	70
6.....	—	—	2	12	—	—	1	6	2	12
Total.....	649	1,924	279	745	457	1,226	619	1,774	625	1,681

	1963		1962		1961		1960		1959	
	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families	Buildings	Families
Accommodations eliminated by alterations-repair.....										
Habitations eliminated (razed).....										
Accommodations eliminated by razing.....										
Habitations erected.....										
New accommodations by alterations repair.....										
Accommodations by new construction.....										
Net change.....										
Habitations.....										
Accommodations.....										

* Denotes increase

— Denotes decrease

NUMBER OF DOCUMENTS AND FEES RECEIVED BY THE
BUILDING DEPARTMENT — JANUARY 1 TO DECEMBER 31, 1963

	Documents	Fees
New documents	848	\$67,052 00
Elevator	122	802 00
Alterations	7,641	77,836 00
Electrical inspections	8,276	91,478 47
Electrical added	1,282	31,079 99
Elevator licenses issued or renewed	3,572	4,318 00
Elevator inspections, for both	1,527	17,181 00
Plumbing, old	2,705	10,752 00
Plumbing, new	522	8,298 50
Heating, boilers	1,549	3,961 00
Gas, old	5,692	14,905 00
Gas, new	448	1,844 00
Sprinklers	182	1,866 00
Board of Appeal	318	6,285,00
Amendments	224	1,630 00
Foundations	163	745 00
Law books	715	2,500 00
Pamphlets	880	403 50
Class B, garages	157	4,042 00
Class C, inflammables	104	5,901 00
Code interpretation		
Welders	45	137 00
Duplicate permits, etc.	15	15 00
Commissioner's hearing	15	375 00
Plans, photo, certified copy	398	1,610 50
Totals	<u>37,400</u>	<u>\$355,017 96</u>

SUMMARY OF EXAMINATIONS AND REPORTS, 1963

New buildings	4,856
Alterations	20,150
Boilers, engines, etc.	52
Plumbing, new	1,071
Plumbing, alterations	3,427
Plumbing, tests	302
Gas fitting, new	2,786
Gas fitting, alterations	7,334
Gas fitting, tests	2,896
Egress	13,270
Elevator inspections	4,289
Elevator, tests	3,213
Sprinklers	3,289
Standpipes	210
Tests of both	1,909
Zoning	1,886
Plans	1,743
Special form applications	6,522
Fires	829
Gas accidents:	
Fatal	0
Nonfatal	6
Elevator accidents:	
Fatal	1
Nonfatal	12
Building accidents — special reports	1
Complaints made — } violations	1,029
} unsafe buildings	594
Communications acted on	463
Special detail — Civil Defense inspections	1,217
Complaints referred to Court for action	819

ELECTRICAL INSPECTION DIVISION

No.	1963
1 Inspections made – interior	28,711
2 Inspections made – exterior	6,973
3 Manholes constructed	78
4 Underground services installed	215
5 Poles set in new locations	596
6 Poles removed	482
7 Poles standing in public ways	21,550
8 Notices of overhead construction	520
9 Notices of underground construction	477
10 Reports of overhead construction	1,425
11 Reports of underground construction	475
12 Vaults installed in public ways and customers' vaults	20
13 Underground conduits installed, number of linear feet	133,592
14 Accident reports investigated, exterior	573
15 Boarding and nursing homes inspected	107
16 Hospitals inspected	48
17 Nursing schools or day care agencies inspected	52
18 Foster homes inspected	40
19 Medical school inspections	25
20 Miscellaneous	15
21 Prudential Center inspections	222
22 Fires investigated (Fire Chief reports)	58
23 Permits granted for electrical work – interior	8,276
24 Supplementary fees	1,282
25 Complaints received and investigated – interior	889
26 Grants of location approved	69
27 Plans loaned to utility companies	109
28 Underground installations completed 110,000 volts Brighton to West Roxbury	

FINANCIAL REPORT, 1963 — EXPENDITURES

1. PERSONAL SERVICES:

10. Permanent employees	\$627,610 27
12. Overtime	1,002 86

 \$628,613.13

2. CONTRACTUAL SERVICES:

21. Communications	\$818 75
27. Repairs and servicing of equipment	168 80
28. Travel expenses	22,655 78
29. Other contractual services	124,819 81

 \$148,463 14

3. SUPPLIES AND MATERIALS:

36. Office supplies and materials	\$12,794 00
39. Other operating supplies and materials	232 87

 \$13,026 87

4. CURRENT CHARGES AND OBLIGATIONS:

49. Dues, subscriptions and licenses, etc.	\$137 00
--	----------

5. EQUIPMENT:

56. Office equipment	\$33 32
59. Miscellaneous equipment	122 00

 \$155 32

 Grand total \$790,395 46

Appropriation \$628,035 91

Department income \$355,017 96

Unsafe buildings razed by city 138

 Unsafe buildings shored by city or
 otherwise secured against trespass 20

 Total expenditure for shoring,
 securing and razing \$138,378 67

OFFICE OF THE BUILDING COMMISSIONER

HON. JOHN F. COLLINS,
Mayor of Boston.

DEAR MAYOR COLLINS:

Pursuant to the provisions of Section 4, Chapter 616, Acts of 1955, as amended, I transmit herewith the annual report for the year 1963 of the Beacon Hill Architectural Commission, as submitted to me by John Codman, chairman. This report will be included also in the annual report of the Building Department for the year 1963.

Very truly yours,

ROBERT E. YORK,
Building Commissioner.

BEACON HILL ARCHITECTURAL COMMISSION

May 1, 1964.

HON. JOHN F. COLLINS,
Mayor of Boston.

DEAR MR. MAYOR:

This report, for the year 1963, is the tenth annual report of the Beacon Hill Architectural Commission, and, in accordance with the provisions of Chapter 616 of the Acts of 1955, as amended, is submitted herewith through the Building Commissioner.

The Commission has the duty of passing on the appropriateness of all changes in the exterior architectural features of buildings in the Historic Beacon Hill District. Twelve meetings were held during the year. Fees received for Certificates of Appropriateness were \$185.00. Cases disposed of were as follows:

1956, 73; 1957, 93; 1958, 73; 1959, 119; 1960, 93; 1961, 97; 1962, 101.

1963 was the most eventful year and consumed more of the Commissioners' and secretary's time than in any year so far.

The Legislature, by Chapter 622 of the Acts of 1963, effective August 8, again extended the Historic Beacon Hill District so that it now covers the entire Beacon Hill area bounded by Bowdoin St., the State House grounds, Beacon St., Embankment Rd. and Cambridge St., omitting River House, a strip 40 feet south of the south line of Cambridge St. and any property owned by Suffolk University on Hancock, Derne or Temple Sts. The Harrison Gray Otis House and the West Church on the northside of Cambridge St., are included. The Act also clarifies the Commission's jurisdiction over signs and other exterior protrusions.

During the year four meetings were held. Fees received were \$165. Cases were disposed of as follows:

1. Certificates of Appropriateness issued	31
2. Applications rejected	13
3. Applications withdrawn	2
4. Applications held over	4
5. Certificates of non-applicability granted	50
6. Certificates of ordinary repairs granted	20
7. Advisory opinions given	9
<hr/>	
Total cases	126

Total cases for former years were: 1956, 73; 1957, 93; 1958, 73; 1959, 119; 1960, 93; 1961, 97.

The membership of the commission has remained unchanged since the last annual report.

We believe that the commission is fulfilling the purpose of the law and is maintaining and guiding the improvement of the historic and architectural integrity of the district.

We believe that this architectural control law has contributed significantly to the rise of real estate values that this area has enjoyed in the last few years.

BOARD OF ZONING ADJUSTMENT
and
ZONING COMMISSION

Revised Ordinances of 1961, Chapter 9, Sections 9 and 10, placed the Board of Zoning Adjustment and the Zoning Commission in the Building Department but not subject to the control of the Building Commissioner except that communications to the Mayor and the annual report of the Board and the Commission shall be submitted through the Building Commissioner.

HISTORIC DISTRICT

HON. JOHN F. COLLINS,
Mayor of Boston.

May 1, 1964.

In January, the Historic District was honored by being designated a Registered National Historic Landmark by the National Park Service of the U. S. Department of the Interior, under the provisions of the Historic Sites Act of 1935. So far, very few entire districts have been awarded this distinction.

Comparing activity with the average of former years, the Commission processed one-third more cases and held twice as many public hearings. The Commission found it necessary to reject 13 applications for Certificates of Appropriateness, whereas only 10 had been rejected in the previous seven years of the Commission's activity.

The most important case that came before the Commission involved the demolition of the former Boston University Theological School buildings on Mt. Vernon and Chestnut Sts., and the erection of an apartment house in their place. The Commission rejected the new building principally because it exceeded in mass the structures in the immediate vicinity. The Commission rejected the demolition, not because it felt that the buildings should be saved, but because it believed that an appropriate new building should first be planned.

The application of the Charles St. Garage Company to increase to 65' the height of its 243-foot long building was denied as the enlarged structure would create a mass also inappropriate.

In July, Mr. Andrew H. Hepburn, Architect, who had been a member of the Commission since November, 1955, resigned. Mr. Hepburn brought to the Commission not only a consummate knowledge of the periods of architecture found on Beacon Hill and great skill in design, but an authority which helped the Commission keep many remodelers on the road of appropriateness. Your Honor selected Mrs. Harriet Ropes Cabot, Curator of the Old State House, a nominee of the Society for the Prevention of New England Antiquities, to serve out Mr. Hepburn's term.

The Commission, at the year's end, consisted of:

Frank J. Coughlin, Executive Secretary of the Building Department, continued as Secretary.

The doubling of the size of the Historic District from the original area and the ever-increasing activity in remodeling is making the work of the Commission less effective until it has more assistance. The experience of recent years, culminating with the cases of 1963, has shown up a number of places in which the law might be improved. However, the work of the Commission, on the whole, has been most successful and is accomplishing the purpose of the Act.

Respectfully submitted

JOHN CODMAN, *Chairman.*

FORTIETH ANNUAL REPORT
OF THE
BOARD OF ZONING ADJUSTMENT
FOR THE YEAR ENDING DECEMBER 31, 1963

To the Mayor of the City of Boston,

and

To the General Court of the Commonwealth of Massachusetts

In accordance with the provisions of Section 20, Chapter 488 of the Acts of the year 1924, and amendments thereto, the Board of Zoning Adjustment of the City of Boston submits herewith, in the form of its fortieth Annual Report, a statement of its acts and doings and receipts and expenditures for the year ending December 31, 1963.

Though, during the year, there were no new appointments or reappointments in the membership of the Board, the following changes have taken place:

DEATH

Mr. Allan J. Wilson, Jr., who had been an alternate member since July 16, 1959, passed away in November. The Board voted to spread upon the records of the Board of Zoning Adjustment and to send to Mr. Wilson's family the following resolution.

RESOLUTION

ADOPTED BY THE BOARD OF ZONING ADJUSTMENT OF THE CITY OF BOSTON AT THE MEETING ON TUESDAY, MARCH 10, 1964, ON THE DEATH OF ALLAN J. WILSON, JR.

Whereas, Almighty God in his wisdom and mercy, has seen fit to remove from our midst by death our faithful and esteemed associate and friend, Allan J. Wilson.

Whereas, Mr. Wilson served faithfully, conscientiously and constructively, as an alternate member of the Board for years, and this service unpaid so far as material compensation is concerned, had earned for him the respect of all with whom he had come in contact.

Whereas, By his death the City of Boston has lost the services of one who had an outstanding knowledge of the City's problems, particularly as regards transportation and the relationship of the motor truck problems to zoning, and a man of unusual public spirit and civic accomplishment.

Therefore be it Resolved, That these Resolutions conveying a deep appreciation of his cooperation and assistance, and cherished memories of his friendship and good will, be spread upon the records of the Board of Zoning Adjustment, and that a copy be forwarded to Mr. Wilson's family as an expression on the part of the members of the Board.

ALBERT V. COLMAN
Chairman.

RESIGNATIONS

During the year the Board also lost the services of three principal members and one alternate member who resigned since they felt that they could no longer serve because of the possibility of infringement, through their association, on the so-called "conflict of interest" law which became effective on May 1. It was with deep regret that the Board recorded the loss of the services of its vice-chairman, Mr. Samuel S. Isenberg, a principal member representing the Boston Society of Architects and who had served for a period of eight years; Mr. F. Paul Morgan, a principal member and an eminent realtor, representing the Massachusetts Real Estate Association for eight years; Mr. William A. MacLeod, a principal member and a general contractor, representing the Master Builders Association for years; and Mr. Francis D. Harrington, an alternate member and an attorney, representing the United Improvement Association for ten years.

RETIREMENT

A vacancy in the appointive position of Secretary to the Commission was created when Miss Mary T. Downey retired after forty years of service on June 30.

Miss Downey's first assignment upon entering the employ of the City Planning Board in 1923 was to work on the preparation of Boston's first zoning law. In 1938 she was appointed Clerk and in 1945 Secretary to the Board of Zoning Adjustment. Upon the formation of the new Zoning Commission in 1959 she was elected to fill the post of Secretary to this Commission also. In addition, she had been Secretary to the City Planning Board from 1945 to its dissolution in 1960. Miss Downey had served admirably as secretary to these Boards and Commissions during past years and a

letter expressing the appreciation and esteem in which she is held by the members of the Board was sent to her.

In accordance with the provisions of Section 25, Chapter 3, of the Revised Ordinances of 1961, the Board held an organization meeting on June 5, 1963. Since this meeting just followed the period of resignations referred to above, the Board voted to defer a formal election of officers, until a later date, with Albert V. Colman continuing as Chairman in the meantime.

Miss Raphaela Di Pietro was appointed Secretary to the Board to take the place of Miss Mary T. Downey (retired). Mrs. Dorothea P. Lynch was appointed as Senior Clerk to assist in the secretarial work of the Board.

Thomas E. McCormick and John E. Cassidy, Jr., were appointed respectively, as engineer and assistant engineer.

The method of procedure in connection with petitions for changes in the boundaries of the zoning districts remains unchanged. Public hearings, executive sessions, and inspection trips were held as found necessary; the staff of the Boston Redevelopment Authority rendering such assistance as was essential in the way of investigations, field surveys, drafting, and clerical work. A detailed record of the proceedings has been filed by the Board in the office of the Building Commissioner, as required by law. This record is open to public inspection, and notice of the decision has been mailed to all parties in interest.

Since the enactment of the Zoning Law in 1924, a total of 516 petitions has been received. A summary of action taken on petitions received during 1963 and a condensed summary of all petitions is contained herein in Tables I and II.

TABLE NO. 1

SUMMARY OF ACTION TAKEN ON ZONING PETITIONS

Pending at End of 1962

Petition No.			
445	Brighton		
	Change from an R-35 and R-65 to R-155	.	Decision pending (1959)

Received During Year 1963

Petition No.			
497	East Boston		
	Change from an I-80, B-65 and L-65 to an R-40		Granted
	Change from an I-80, B-65 and L-65 to an R-40 (more restrictive)		Granted
498	West Roxbury		
	Change from an R-35 to R-40 (less restrictive)	. . .	Denied
499	West Roxbury		
	Change from an R-35 to R-40 (less restrictive)	. . .	Partially Granted

Petition
No.

501	Hyde Park Change from an R-35 to B-40 (less restrictive)	. . .	Decision Pending
503	West Roxbury Change from an R-35 to L-40 (less restrictive)	. . .	Granted
504	Brighton Change from an R-35 and R-40 to I-65 (less restrictive)	. . .	Granted
508	Roxbury Change from an R-40 to L-40 (less restrictive)	. . .	Granted
509	Hyde Park Change from an R-35 to M-35 (less restrictive)	. . .	Granted
510	Roslindale Change from an R-35 to R-40 (less restrictive)	. . .	Granted

Review of Board of Appeal Decisions

Petition
No.

494	Brighton Permit building to exceed allowable number of stories		Confirmed
495	Roxbury Permit buildings to exceed allowable building height		Confirmed
496	Hyde Park Permit building to exceed allowable number stories		Not Confirmed
500	500 Boston Proper Permit buildings to exceed allowable building height		Confirmed
502	Boston Proper Permit building to exceed allowable building height		Confirmed
505	West Roxbury Permit building to exceed allowable number of stories		Not Confirmed
506	Brighton Permit building to exceed allowable building height		Not Confirmed
507	Jamaica Plain Permit building to exceed allowable building height		Not Confirmed
511	Brighton Permit building to exceed allowable number of stories		Not Confirmed

Pending at End of 1963

Petition
No.

501	Hyde Park Change from R-35 zone to B-40 (less restrictive)	. . .	Pending
512	Hyde Park Permit building to exceed allowable number of stories		Pending
513	Hyde Park Permit building to exceed allowable number of stories		Pending

Petition No.		
514	Hyde Park Permit building to exceed allowable number of stories	Pending
515	Boston Proper Permit building to exceed allowable building height	Pending

TABLE II

Summary from June, 1924, to December 31, 1963

Zone changes allowed

More restrictive	. . . . .	49
Less restrictive	. . . . .	123
		<hr/>
Total	. . . . .	172

Zone changes not allowed

More restrictive	. . . . .	21
Less restrictive	. . . . .	170
		<hr/>
Total	. . . . .	191

Review of Board of Appeal Cases

Board of Appeal decisions confirmed	. .	83
Board of Appeal decisions not confirmed	. .	12
Board of Appeal decisions pending	. . .	4
		<hr/>
Total	. . . . .	99

Petitions withdrawn	. . . . .	51
Petitions pending	. . . . .	2
Petitions declared moot	. . . . .	1
		<hr/>
Total petitions received	. . . . .	516

*The last petition is number 515 since petition 47a is the 48th petition.

BOARD MEMBERSHIP

ALBERT V. COLMAN, *Chairman*SAMUEL S. EISENBERG, *Vice Chairman***Members*

	<i>Term Ending</i>
Theodore W. Paul, Mass. Motor Truck Association, Inc.	May 1, 1963
Albert V. Colman, Mayor's Representative	May 1, 1961
*Samuel S. Eisenberg, Boston Society of Architects	May 1, 1960
Robert T. Fowler, Jr., Boston Real Estate Board	May 1, 1962
Elliott Henderson, Greater Boston Chamber of Commerce	May 1, 1961
Philip M. Horan, Sr., Master Builders' Association	May 1, 1961
Charles F. Spillane, Boston Central Labor Union	May 1, 1964
*F. Paul Morgan, Mass. Real Estate Association	May 1, 1960

Alternates

John Codman, Boston Real Estate Board	May 1, 1962
John J. Cotter, Boston Central Labor Union	May 1, 1964
Douglas B. Footitt, Boston Society of Landscape Architects	May 1, 1960
Leo J. Glennon, Mayor's Representative	May 1, 1961
*Francis D. Harrigan, United Improvement Association	May 1, 1958
Thomas M. Horan, Mass. Real Estate Association	May 1, 1960
*William A. MacLeod, Master Builders' Association	May 1, 1961
C. Clark Macomber, Associated Industries of Mass.	May 1, 1962
†Allan J. Wilson, Mass. Motor Truck Association	May 1, 1963

*Resigned May 1, 1963

†Died Nov., 1963

FINANCIAL STATEMENT

Fees for petitions filed with the Board are \$35.00 (Chapter 30, Section 1, Item 360 of the Revised Ordinances of 1961). Nine petitions were filed and \$315.00 has been deposited with the City Collector during the year. There is no fee required for review of Board of Appeal petitions on height variances; thirteen such petitions were received during the year.

The Board was allowed \$2,400.00 in the regular budget for operating expenses in 1963. During 1963 the following expenditures were made:

Allowed	\$2,400 00
Expenditures	
1. Personal Services	\$454 40
2. Contractual Services	969 20
Communications	
Verbatim Reporting	
Advertising, etc.	
3. Supplies and Material	224 00
Office Supplies	
Total Expended	\$1,647 69
	<hr/>
	\$752 31

FIFTH ANNUAL REPORT
OF THE
ZONING COMMISSION
FOR THE YEAR ENDING DECEMBER 31, 1963

HON. JOHN F. COLLINS,
Mayor of Boston.

DEAR SIR:

The Zoning Commission submits herewith in accordance with Section 25, Chapter 3, Revised Ordinances of 1961, its fifth annual report, containing a statement of its acts and doings along with its receipts and expenditures for the year ending December 31, 1963.

There were no new appointments or reappointments to the Commission during the year. There were, however, three resignations by members who felt they could no longer serve because of the possibility of infringement, through their business association, on the so-called "conflict of interest" law which became effective on May 1. It was with deep regret that the Commission recorded the loss of the services of Mr. Nathaniel J. Young, Jr., an attorney, and a Mayor's appointee; Mr. Antonio F. Iovino, also an attorney, and representing the Greater Boston Chamber of Commerce; and Mr. David F. Supple, representing the Associated Industries of Massachusetts.

A vacancy in the elective position of Secretary to the Commission was created when Miss Mary T. Downey retired after forty years of service on June 30.

Miss Downey's first assignment upon entering the employ of the City Planning Board in 1923 was to work on the preparation of Boston's first zoning law. In 1938 she was appointed Clerk and in 1945 Secretary to the Board of Zoning Adjustment. Upon the formation of the new Zoning Commission in 1959 she was elected to fill the post of Secretary to this Commission also. In addition, she had been Secretary to the City Planning Board from 1941 to its dissolution in 1960. Miss Downey had served admirably as Secretary to these Boards and Commissions during past years and a letter expressing the appreciation and esteem in which she is held by the members of the Commission was sent to her.

Since the Commission did not formally hold an election of officers during the year, Miss Raphaela Di Pietro has been acting as Secretary pro tem.

COMMISSION MEMBERSHIP

ALBERT V. COLMAN, *Chairman*†MARY T. DOWNEY, *Secretary*THOMAS E. McCORMICK, *Engineer*

<i>Members</i>	<i>Nominated by</i>	<i>Term Ending</i>
Albert V. Colman, Mayor's Selection		May 1, 1961
Robert T. Fowler, Boston Real Estate Board		May 1, 1961
Charles F. Spillane, Boston Central Labor Union		May 1, 1961
*David F. Supple, Associated Industries of Mass.		May 1, 1961
Alfred Gross, Master Builders' Association		May 1, 1962
Theodore W. Paul, Mass. Motor Truck Association		May 1, 1962
Timothy J. Regan, Jr., Mayor's Selection		May 1, 1962
*Antonio F. Iovino, Greater Boston Chamber of Commerce		May 1, 1963
*Nathaniel J. Young, Jr., Mayor's Selection		May 1, 1963
Stanley Underhill, Boston Society of Landscape Architects		May 1, 1963
Vacant, Boston Society of Civil Engineers		May 1, 1963

*Resigned May 1, 1963

†Retired June 30, 1963

FINANCIAL STATEMENT

Appropriation—1963 \$2,400 00

EXPENDITURES

29—Contractual Services	\$850 00	
36—Supplies and Materials	0 00	
		\$850 00
Balance Unexpended		1,550 00
		<hr/> \$2,400 00

Respectfully submitted

ALBERT V. COLMAN, *Chairman.*RAPHAELA DI PIETRO, *Secretary Pro Tem*THOMAS E. McCORMICK, *Engineer*

Number of permits and licenses issued from January 1 to December 31, 1963 by the Committee on Licenses, Building Department, and revenue received for same:

CLASS				Number of Permits and Licenses Issued	Revenue Received
Garages				157	\$4,042 00
Private	843 cars	121 permits	\$1,460		
Lubritorium	9 cars	3 permits	205		
Wash Stand	3 cars	1 permit	65		
Repair Shop	105 cars	21 permits	1,575		
Business	159 cars	10 permits	575		
Public	100 cars	1 permit	162		
Totals	1,219 cars	157 permits	\$4,042		
Flammables:					
Total Gallonage: 688,442 gallons				104	5,901 00
Total Number of Cubic Feet of Gases: 152,604 cubic feet					
				261	\$9,943 00

BOARD OF APPEAL

The Board of Appeal, established in accordance with section 117, of chapter 479, Acts of 1938, as amended, in its functioning, may vary the provisions of the Act referred to it in specific cases which appear to them not to have been contemplated by this Act although covered by it, or in cases where manifest injustice is done, provided that the decisions of the Board in such a case shall have the assent of four members under the Building Law and shall be unanimous under the Zoning Law (chapter 488, Acts of 1924, as amended) and shall not conflict with the spirit of any provision of said Acts.

The following is a statistical summary of the work of this department for the year 1963:

In re Building Law, Chapter 479, Acts of 1938, as amended:

Decisions rendered	162
Appeals received	164
Decisions rendered also <i>in re</i> cases carried over from 1961	1
Appeals sustained	13
Appeals sustained with provisos	141
Appeals dismissed	6
Appeals withdrawn	2
Appeals pending	4

In re Zoning Law, Chapter 488, Acts of 1924, as amended:

Decisions rendered	155
Appeals received	153
Decisions also rendered <i>in re</i> cases carried over from 1961	9
Appeals sustained	32
Appeals sustained with provisos	76
Appeals dismissed	44
Appeals withdrawn	3
Appeals pending	6

Applications received	195	
Applications approved	160	\$1,600.00
Applications rejected	35	
Licenses reissued	106	1,060.00
Licenses renewed	2,407	7,221.00

Total receipts \$9,881.00

In re Building Law, Chapter 479, Acts of 1938, as amended:

Decisions rendered	162
Appeals received	164
Decisions rendered also <i>in re</i> cases carried over from 1962	1
Appeals sustained	13
Appeals sustained with provisos	141
Appeals dismissed	6
Appeals withdrawn	2
Appeals pending	4

In re Zoning Law, Chapter 488, Acts of 1924, as amended:

Decisions rendered	155
Appeals received	153
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Appeals sustained	32
Appeals sustained with provisos	76
Appeals dismissed	44
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Appeals received	164
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Appeals pending	4

In re Zoning Law, Chapter 488, Acts of 1924, as amended:

Decisions rendered	155
Appeals received	153
Decisions rendered also <i>in re</i> cases carried over from	
1962	9
Appeals sustained	32
Appeals sustained with provisos	76
Appeals dismissed	44
Appeals withdrawn	3
Appeals pending	6

BOARD OF EXAMINERS

STATISTICS FOR 1963

204 Cases heard in 1963

169 Cases heard in 1963 and approved

160 Cases approved and called for by applicants in 1963

35 Cases disapproved in 1963

9 Cases granted but not called for by applicants in 1963

		Fees
Applications received	195	
Applications approved	160	\$1,600.00
Applications rejected	35	
Licenses reissued	106	1,060.00
Licenses renewed	2,407	7,221.00
Total receipts		<hr/> \$9,881.00

LEGISLATION

CHAPTER 779, ACTS OF 1962

CHAPTER 268A, GENERAL LAWS

This chapter known as "the code of ethics law" or "conflict of interest law" became effective on May 1. Its intent is to set standards of conduct for the guidance of officials or employees of a governmental agency so as to prevent the impairing of his independence of judgment in the exercise of his official duties because of his engagement in some other business or professional activity.

Though the City Council is empowered to and, in several other cases of unpaid officials did expressly classify them as "special municipal employees", and thus gave them special status, it did not so classify members of the Board of Zoning Adjustment. This resulted in the resignation of four members as previously mentioned.

CHAPTER 795, ACTS OF 1963

This chapter prevents any future change or deviation in the zoning law which would permit high-rise development on the Jamaica way. It provides that "Notwithstanding the provision of Section 13 of Chapter 652 of the Acts of 1960 or any other provision of law to the contrary, no building, which exceeds 65 feet in height, shall be constructed on land abutting on the Jamaica way in the City of Boston."

LEGISLATION

HOUSE BILL No. 718

Early in March, the Chairman appeared before the Legislative Committee on Mercantile Affairs, in support of House Bill No. 718. This bill had been filed by the Commission for the purpose of reducing the waiting period between the filing date and the effective date of the code from one year to four months. The Committee expressed the desire to withhold action on the bill until such time as it is actually filed. However the bill was reported out unfavorably just previous to the filing of the code.

MISCELLANEOUS

At a meeting on August 21, the Commission voted that a purchase order be issued for the printing of 2,000 copies of the Boston Zoning Code and Enabling Act.

Also it was voted "that in accordance with Paragraph (291) Section 1, of Chapter 30 of the Revised Ordinances of 1961, the Commission hereby votes that a fee of one dollar be charged for a copy of the Boston Zoning Code and Enabling Act.

Early in December the Commission met in a round table conference with other city department heads involved in zoning. This meeting was called by the Director of Administrative Services upon the suggestion of the Zoning Commission, for the purpose of alerting the city agencies to changes in procedure and increased work burden that would take place by April 1, 1964, the effective date of the code.

